

TOWN OF ELLINGTON

WATER POLLUTION CONTROL AUTHORITY

REGULAR MEETING
TUESDAY, MARCH 18, 2008

Members Present: Daniel Parisi (Chairman), Edward Duell, Rex Myers, Joe Stimac, Tim Kiessling.

Others Present: Town Engineer, Jim Thompson of Buck & Buck, Peter Williams, WPCA Administrator and Jeanne Reed, WPCA Recording Secretary.

I. CALL TO ORDER

Chairman Daniel Parisi called the meeting to order at 7:01 pm.

II. CITIZENS FORUM / PUBLIC COMMENTS - NONE

III. PUBLIC HEARING

Chairman Parisi opened the Public Hearing at 7:02 pm and read the Notice regarding the benefit assessments for the following properties: 58 West Road, 135 West Road, 216 West Road.

No owners of these properties were in attendance. Mr. Williams informed the Authority that these are the first benefit assessments to be done with the new building permit figures. These three assessments clean-up the commercial backlog.

Mr. Parisi closed the Public Hearing at 7:05 pm.

MOTION (MEYERS) SECONDED (DUELL) AND PASSED UNANIMOUSLY TO SET THE FOLLOWING SEWER BENEFIT ASSESSMENTS:

58 West Road – Addition	Natural Country Farms, Inc.	\$2,750
135 West Road – Addition	Cornerstone Ellington LLC	\$7,825
216 West Road – Bldg #2	Country Warehouse LLC	\$4,799

IV. Old Business

1. Facilities Plan Update

Mr. Williams discussed a memo concerning flows that he had distributed to the Authority members. The actual flow data will not be ready until the end of the month.

He reiterated the following assumptions from the memo:

- a) No major zoning revisions have been made therefore flow projections from the 1998 study should not change significantly
- b) Some commercial projects have been denied to keep within the 1998 planned flows.
- c) 1998 total for projected commercial flows is 300,389 gpd, with 69,515 gpd in unallocated flow. Together this will allow 369,904 gpd for commercial development.
- d) About 50% of this has already been allocated, leaving about 184,000 gpd for additional development.

Mr. Williams proposes the following: That the residential planned flows from the 1998 study remain the same; that the commercial planned flows be increased by 100,000 gpd; and that a budget and time-line be set for completing the Hockanum Facilities Plan Update to ensure that the current flows are holding true to the '98 study. He added that Planning and Zoning should be informed of how much flow is available with a caution to be prudent on the type of development they approve.

Mr. Thompson presented a GIS map of the Facilities Plan and pointed out pump stations, sewer lines and other highlights. The map shows a number of residences that have been hooked up for a long time with no history of payments for hook-up.

Currently the WPCA is waiting for the winter flow figures from the water company. Mr. Thompson thinks this and other information should be reviewed for significant changes from the '98 study. If there are large discrepancies he suggests another study be performed. He also pointed out that Natural Country purchased a block of flows, so this must be accounted for in the total.

Mr. Meyers stated that in the past the WPCA has had difficulty defending the former projections and would like to have more authoritative numbers.

**MOTION (MEYERS) SECONDED (DUELL) AND PASSED
UNANIMOUSLY TO AUTHORIZE PAYMENT OF INVOICE DATED
JANUARY 22, 2008 FROM BUCK AND BUCK LLC FOR GIS MAPPING
AND FUTURE FLOW CALCULATIONS IN THE AMOUNT OF
\$28,049.50**

Mr. Williams said he would be putting together some 5-year goals for the WPCA to review in the next few months. He added that purchasing the additional flow if needed would be included in these goals.

2. Stafford Treatment Plant Upgrades

The Chairman and Administrator of the Stafford Plant will be coming to the Ellington office on Thursday, March 20th at 2:00 pm to discuss the plant upgrades.

3. Airport Extension

Mr. Thompson has two sets of Mylar's ready. At this time he is performing an audit to calculate how much to pay the contractor for the final bill.

MOTION (DUELL) SECONDED (TIM KIESSLING) AND PASSED UNANIMOUSLY TO SET THE PUBLIC HEARING ON APRIL 15, 2008 FOR THE PURPOSE OF HEARING COMMENTS BY PROPERTY OWNERS ON PROPOSED SEWER BENEFIT ASSESSMENTS FOR THE AIRPORT SEWER EXTENSION.

4. Sewer Backup 9 & 10 Pinney Street

The back up was covered by the Town's insurance policy and an adjuster has inspected the properties. Mr. Williams has not heard from the property owners since the adjuster's visit.

5. Water Softener Backup

Public Works sent two samples to be analyzed but they have not received the results back yet.

6. Residential Benefit Assessments – Backlog

Mr. Williams researched the records going back two years to see what had not been paid. He found sixteen properties that did not show payment. However, after being contacted two property owners were able to prove that their Benefit Assessments had been paid. Mr. Williams requested that he not actively pursue payment on anything over a few years old. The Authority agreed to this.

V. New Business

1. 100 Windemere Ave – Site plan modification

The property owners are in the process of converting from single to multi-tenant occupancy. The benefit assessment was paid by the previous and Mr. Thompson suggested that if the system is working well and there is no change in capacity it should be left alone.

MOTION (DUELL) SECONDED (STIMAC) AND PASSED UNANIMOUSLY TO NOT REQUIRE THE COMMERCIAL BUILDING AT 100 WINDERMERE AVE. TO CONNECT TO THE SEWER SYSTEM AT THIS TIME, DUE TO THE ON-GOING CHANGES IN USE OF THE EXISTING BUILDING FROM MANUFACTURING TO MIXED OCCUPANCIES.

2. 171 West Rd – Lee's Auto – Unused flow

A conceptual approval was granted some time ago for this business but the work has not been done. Mr. Williams suggests that a conceptual approval have a time limit.

MOTION (MEYERS) SECONDED (DUELL) AND PASSED UNANIMOUSLY TO RECIND ADDITIONAL FLOW ALLOCATION

**GRANTED TO 171 WEST RD – LEE'S AUTO FOR A PROPOSED
ADDITIONAL CAR WASH DUE TO IT BEING SUPERSEDED BY
PLANNING AND ZONING COMMISSION APPROVAL #Z200507.**

VI. ADMINISTRATIVE

1. Budget Report

Mr. Williams has been putting together a WPCA operating budget for the Hockanum and Crystal Lake systems. However his numbers cannot be finalized without information on the Enterprise Fund and what will be needed to payoff the debt which will be provided by the Finance Officer. The operation budget will be consistent with how the WPCA has been running for the last 5-years.

2. Design, Construction & Maintenance Reports

Conceptual approvals have been submitted for a new building at 6 Nutmeg Drive and an addition and change in use for 43 Lower Butcher Road. The estimated flows will be well below the planned flows for these properties. The property owners have paid the \$300 fee.

**MOTION (MEYERS) SECONDED (DUELL) AND PASSED
UNANIMOUSLY TO GRANT A CONCEPTUAL APPROVAL FOR: A
NEW BUILDING AT 6 NUTMEG DRIVE AND FOR AN ADDITION AND
CHANGE OF USE AT 43 LOWER BUTCHER ROAD AS PER P&Z
APPLICATION WITH REVISED PLANS DATED JANUARY 30, 2008
AND WPCA DEPARTMENT MEMO DATED JANUARY 25, 2008.**

Mr. Williams asked that he be allowed to make administrative approvals in future situations like the above, where flow is below the planned flows in the current Facilities study. The owner provides the estimated flows and if they substantially exceed what has been estimated the owner could be subject to a penalty.

**MOTION (MEYERS) SECONDED (DUELL) AND PASSED
UNANIMOUSLY TO GRANT TO THE WPCA ADMINISTRATOR THE
AUTHORITY TO APPROVE CONCEPTUAL APPROVALS TO
CONNECT TO THE SEWER SYSTEM FOR P&Z SITE PLAN
APPLICATION, WHEN THE REQUESTED AVERAGE ESTIMATED
FLOW IS LESS THAN THE PLANNED FLOW IN THE CURRENT
FACILITIES PLAN FOR REFERENCED LOT.**

3. Project/Permit close outs

A cash bond check for \$5,000 was found while going through old files. The bond was for the Cumberland Farms store at 5 Wappingwood Dr. The work has been completed for some time and Mr. Williams requests that the bond be released.

**MOTION (DUELL) SECONDED (STIMAC) AND PASSED
UNANIMOUSLY TO RETURN THE BOND FOR 5 WAPPINGWOOD DR.
– CUMBERLAND FARMS (CHECK #02757756) IN THE AMOUNT OF
\$5,000.**

4. Ellington Acres Co – Authorization

The water company will not provide flows from Ellington Acres without a release. Mr. Williams requests that the WPCA authorize such a release.

MOTION (MEYERS) SECONDED (STIMAC) AND PASSED UNANIMOUSLY TO APPROVE THE CONSUMPTION AGREEMENT WITH THE ELLINGTON ACRES COMPANY AND AUTHORIZE THE WPCA CHAIRMAN TO SIGN AND FORWARD IT TO THE FIRST SELECTMAN'S OFFICE AS RECOMMENDED BY TOWN ATTORNEY ATHERTON RYAN.

5. Approval of Meeting Minutes – December 11, 2007 & January 22, 2008

MOTION (DUELL) SECONDED (MEYERS) AND PASSED UNANIMOUSLY TO APPROVE MINUTES OF DECEMBER 11, 2007 AS SUBMITTED.

MOTION (DUELL) SECONDED (STIMAC) AND PASSED WITH ONE ABSTENTION (MEYERS) TO APPROVE THE MINUTES OF JANUARY 22, 2008 AS SUBMITTED.

IX. ADJOURNMENT

MOTION (DUELL) SECONDED (KIESSLING) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:24 PM.

Respectfully Submitted

Jeanne Reed, Recording Secretary